



**CITY OF SAN ANTONIO  
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/13/97 Name of POADP: Ray Ellison/Koop 410 40  
Owners: Steering Pacific Management Serv. Consulting Firm: W.F. Castella and Associates, Inc.  
Address: 6001 N 24<sup>th</sup> St, Ste A. Address: 1039 W. Hildebrand  
Phoenix, AZ 85016 San Antonio, Texas 78201  
Phone: (602) 468-1090 Phone: (210) 734-5351  
Existing zoning: R-1 TEMP Proposed zoning: R-4, B3R (ASSAOWN)  
Texas State Plane Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No  
Projected # of Phases: 6 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>70-95</u>	<u>22.054</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>4-6</u>	<u>17.433</u>

Is there a previous POADP for this Site? Name No No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Plats associated with this POADP or site? Name No No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Steven E. Hanan

Signature: Steven E. Hanan

Date: 8/13/97

Phone: (210) 734-5351

Fax: (210) 734-5363

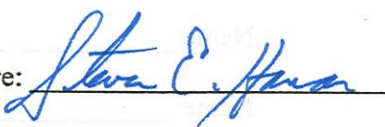


- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP; Unknown at this time
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Steven E. Hanan

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



# CITY OF SAN ANTONIO

August 19, 1999

Steven E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Ray Ellison / Loop 410 40

POADP # 647

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Ray Ellison / Loop 410 40 Preliminary Overall Area Development Plan # 647. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- The site is currently zoned (Temp R-1 ) Temporary Single Family Residence District. An application for a zoning change will have to be filed if this development is pursued.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais', written in a cursive style.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Date 8.21.97

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Ray Ellison FILE # NONE

RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days      ☐ Variance-15 days      \* POADP's-10 days  
☐ Plat deferral-30 days      ☐ Plan / legal doc-15 days      ☐ Other-15 days

RECEIVED  
97 AUG 27 PM 2:51  
DEPT OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

☒ I recommend approval

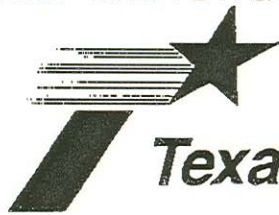
☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Drainage easements will be required and will be address during the platting process

Burt Aulick RPA      Sr. Eng. Tech      Aug. 25, 1997  
Signature      Title      Date





# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

August 15, 1997

## P.O.A.D.P REVIEW

Ray Ellison/Loop 410 40

Located on SW Loop 410 at Ray Ellison Boulevard

### P.O.A.D.P. Reviewed for:

### Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

This development is eligible for a maximum combined total of 6 access points along the overall SW Loop 410 frontage. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

### ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.

Advance Project

Development Engineer







City of San Antonio  
Planning Department  
Subdivision Section

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 12/23/96 Name of POADP: EISENHAUER RD./WOODLAKE PARKWAY

Owner/Agent: DIAL COMPANIES Engineer/Surveyor: W.F. CASTELLA & ASSOC.

Address: 11506 Nicholas, Suite 200 Address: 1039 W. Hildebrand  
Omaha, Nebraska Phone: 402-493-2800 San Antonio, TX. Phone: 734-5351  
68154 78201

Existing zoning: Varies Proposed zoning: Varies

Texas State Plane Coordinates: X: 2,169,570 Y: 13,731,100  
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No  
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>Unk</u>	<u>≠ 15.5</u>
Non-Single Family (NSF)	<u>Unk</u>	<u>≠ 30.0</u>
Commercial & Other	<u>Unk</u>	<u>≠ <del>24</del> 243</u>
TOTAL:	<u>Unk</u>	<u>≠ 288.5</u>

Contact Person:  
Print Name: Steven E. Hanan Signature: Steven E. Hanan

Date: 12/23/96 Tele: 734-5351 Fax: 734-5363

Is there a previous POADP for this site? Name YES No 304

Is there a corresponding PUD for this site? Name No No. —

Are there any plats associated with this POADP or site? Name WALZEM SELF STORAGE No. 970014

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

ALL PRINTS MUST BE FOLDDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

304-B

96 DEC 23 PM 2:36

RECEIVED

DEPT. OF PLANNING  
AND DEVELOPMENT  
SUBDIVISION



# CITY OF SAN ANTONIO

February 24, 1997

Mr. Lee Wright  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Eisenhower Rd./Woodlake Parkway

POADP # 304 - B

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Eisenhower Rd./Woodlake Parkway Subdivision Preliminary Overall Area Development Plan # 304 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Gibbs Sprawl Road is a Secondary Type A Major Thoroughfare, and will require an additional 6' of ROW.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Waldman".

Rebecca Waldman  
Acting Director of Planning

RW/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

RECEIVED MAY 23 2001

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 5-21-01

POADP NAME:

New World (Amending 304)

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 5-25-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

- Coordinate tree preservation  
- comply with streetscape tree standards at platting  
- create hike / bike access to 100 yr floodplain?  
Keep 100 yr flood plain in a natural state as green?  
belt recommended

OKed

Signature

City Arborist

Title

1/28/02

Date

May 8, 2000 MH Jr.





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Burt Rubio Date 12.26.96  
FROM: ELK  
ITEM NAME: Eisenhower Rd/Woodlake FILE # 304.B  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the Department of Planning, Land Development Services Division, Subdivision Section. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

- ☐ Proposed plat-30 days    ☐ Variance-15 days    ☒ POADP's-10 days  
☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: FLOOD PLAIN STUDY ~~WILL~~ AND DRAINAGE  
EASEMENTS WILL BE REQUIRE AND ADDRESS DURING  
THE PROCESS.

Burt Rubio ELK Sr. Eng. Tech 1/2-97  
Signature Title Date





City of San Antonio  
Planning Department  
Subdivision Section

# REQUEST FOR REVIEW

TO: Amer Date 12-26-96  
FROM: EIK  
ITEM NAME: Eisenhower Rd/Woodlake FILE # 304-B  
RE: POADP

**SUBJECT:** The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: \_\_\_\_\_, 19\_\_\_\_

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☐ Plat deferral-30 days    ☐ Plan / legal doc-15 days    ☐ Other-15 days

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: Hold for TIA threshold stat  
and

to determine whether TIA is  
required or not.

AE Eng. Associat 1/6/97

Signature

Title

Date

97 JAN-8  
RECEIVED  
PLANNING DEPT  
SUBDIVISION SECTION

call Habib ask about  
# if it leads to  
misunderstanding!

Ask SAKS if  
new # cause confusion

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ask about if they  
have a grandfathered  
POADP do they have  
TIA if change POADP  
What about Pletory?

let Andy make  
call until issue is  
raised by applicant